

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Bethlehem

State: PA

PJ's Total HOME Allocation Received: \$7,511,024

PJ's Size Grouping*: C

PJ Since (FY): 1994

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
				PJs in State: 29			
Program Progress:							
% of Funds Committed	96.75 %	96.16 %	17	94.94 %	66	69	
% of Funds Disbursed	90.60 %	89.58 %	11	84.35 %	68	71	
Leveraging Ratio for Rental Activities	1.24	4.85	26	4.59	26	20	
% of Completed Rental Disbursements to All Rental Commitments***	88.72 %	93.20 %	24	81.38 %	31	37	
% of Completed CHDO Disbursements to All CHDO Reservations***	78.65 %	70.00 %	12	68.05 %	59	63	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	87.34 %	82.54 %	14	79.65 %	56	62	
% of 0-30% AMI Renters to All Renters***	46.20 %	37.52 %	8	44.76 %	50	52	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.37 %	98.38 %	17	94.31 %	53	58	
Overall Ranking:				In State:	20 / 29	Nationally:	50 50
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$23,405	\$19,397		\$25,245	158 Units	52.50 %	
Homebuyer Unit	\$15,580	\$15,437		\$14,395	72 Units	23.90 %	
Homeowner-Rehab Unit	\$12,006	\$15,829		\$20,186	17 Units	5.60 %	
TBRA Unit	\$437	\$5,779		\$3,142	54 Units	17.90 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Bethlehem PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$48,093	\$64,542	\$15,402
State:*	\$96,557	\$35,942	\$15,897
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ:	0.7 %
National Avg:	1.1 %

R.S. Means Cost Index: 1.01

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	60.5	39.4	52.9	9.3
Black/African American:	10.8	4.5	5.9	5.6
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	3.2	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	25.5	56.1	41.2	85.2
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HOUSEHOLD SIZE:

1 Person:	57.3	18.2	35.3	51.9
2 Persons:	19.1	24.2	0.0	13.0
3 Persons:	12.7	25.8	17.6	14.8
4 Persons:	6.4	21.2	23.5	9.3
5 Persons:	3.8	9.1	17.6	5.6
6 Persons:	0.6	1.5	5.9	0.0
7 Persons:	0.0	0.0	0.0	3.7
8 or more Persons:	0.0	0.0	0.0	1.9

HOUSEHOLD TYPE:

Single/Non-Elderly:	29.9	18.2	29.4	55.6
Elderly:	38.2	0.0	0.0	0.0
Related/Single Parent:	22.9	48.5	29.4	7.4
Related/Two Parent:	1.9	31.8	29.4	20.4
Other:	7.0	1.5	11.8	16.7

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	17.2	0.0 [#]
HOME TBRA:	15.3	
Other:	19.1	
No Assistance:	48.4	

of Section 504 Compliant Units / Completed Units Since 2001 12

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Bethlehem State: PA Group Rank: 50
(Percentile)
State Rank: 20 / 29 PJs Overall Rank: 50
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	88.72	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	78.65	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	87.34	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	99.37	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	1.25	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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